

Grantee: San Diego, CA

Grant: B-08-MN-06-0521

January 1, 2010 thru March 31, 2010 Performance Report

Grant Number:

B-08-MN-06-0521

Obligation Date:**Grantee Name:**

San Diego, CA

Award Date:**Grant Amount:**

\$9,442,370.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

Beth Murray

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The areas of greatest need for which NSP funding is requested correlate to City of San Diego Council Districts 3, 4, 7 and 8 and, more particularly, zip codes: 92102, 92104, 92105, 92113, 92114 and 92154. The City will prioritize the use of the NSP funds by first targeting the acquisition of foreclosed units in neighborhoods with the highest concentration of subprime mortgage loans and at the highest risk of additional foreclosures, as evidenced through HUD-provided data and the City's data on foreclosures that have occurred from July 2007 through September 2008. The following eligible uses as identified in the Substantial Amendment are: Financing Mechanism (homeownership assistance, including homebuying counseling, to first-time homebuyers); Acquisition/Rehabilitation for Rental to Low-Income Tenants ("25% set-aside"); Acquisition/Rehabilitation for Resale to LMMI first-time homebuyers; Redevelop Demolished/Vacant Properties, and; Administration. The project dates and duration of assistance are upon release of funding by HUD until as long as funds are available and/or no later than the end of July 2013. The location of assistance is the City of San Diego, California, and the responsible organization is the San Diego Housing Commission on behalf of the City of San Diego.

Distribution and and Uses of Funds:

Five activities are associated with this action plan as identified in the approved Substantial Amendment: Financing Mechanism - Homeownership assistance, including counseling; Acquisition/Rehabilitation and rental to low-income tenants (the "25 percent set-aside"); Acquisition/Rehabilitation and Resale to LMMI first-time homebuyers; Redevelopment of 2-5 demolished/vacant properties; and, Administrative costs to implement the NSP grant.

Definitions and Descriptions:**Low Income Targeting:****Acquisition and Relocation:****Public Comment:**

| Overall | This Report Period | To Date |
|---|--------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$9,442,370.00 |
| Total CDBG Program Funds Budgeted | N/A | \$9,442,370.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Obligated | \$3,340,586.09 | \$4,838,873.00 |
| Program Funds Expended | \$1,080,680.89 | \$1,088,125.97 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$194,234.67 | \$194,234.67 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Progress Toward Required Numeric Targets

| Requirement | Required | To Date |
|--|----------------|---------|
| Overall Benefit Percentage (Projected) | | 0.00% |
| Overall Benefit Percentage (Actual) | | 0.00% |
| Minimum Non-Federal Match | \$0.00 | \$0.00 |
| Limit on Public Services | \$1,416,355.50 | \$0.00 |
| Limit on Admin/Planning | \$944,237.00 | \$0.00 |
| Limit on State Admin | \$0.00 | \$0.00 |

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

| National Objective | Target | Actual |
|-------------------------------|----------------|----------------|
| NSP Only - LH - 25% Set-Aside | \$2,360,592.50 | \$3,600,000.00 |

Overall Progress Narrative:

The City of San Diego's NSP program is working actively toward the obligation of its grant award. In addition to the homebuyers assisted and properties acquired to date, the San Diego Housing Commission has a number of homebuyers approved and seeking properties or with executed purchase contracts under its NSP-1 activity; is working on completing due diligence for the purchase of a multi-unit property under its NSP-2A activity; and is in negotiations or escrow for additional home purchases under its NSP-2B activity. Additionally, the City plans to submit a technical amendment to its NSP Action Plan in April, pending approval by the San Diego City Council, to allow for-profit developers to participate in the NSP-2A activity to facilitate the obligation of its grant funds.

Please note that due to an unresolved system glitch in DRGR, the Plan Description and Recovery Needs sections above in this QPR are not showing the most recent narratives that have been entered into DRGR for the City of San Diego. Additionally, we would like to note that NSP funds were drawn down by the City of San Diego in April, and due to the configuration of the DRGR system the drawn funds will be shown in the next QPR (April-June 2010).

Project Summary

| Project #, Project Title | This Report Period | To Date | |
|--------------------------|------------------------|------------------------|------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 0001, NSP Eligible Use A | \$0.00 | \$2,898,133.00 | \$0.00 |
| 0002, NSP Eligible Use B | \$0.00 | \$5,300,000.00 | \$0.00 |
| 0003, NSP Administration | \$0.00 | \$944,237.00 | \$0.00 |
| 0004, NSP Eligible Use E | \$0.00 | \$300,000.00 | \$0.00 |
| 9999, Restricted Balance | \$0.00 | \$0.00 | \$0.00 |

Activities

| | |
|---------------------------------|----------------------------|
| Grantee Activity Number: | NSP-1 |
| Activity Title: | Financing Mechanism |

Activity Category:

Homeownership Assistance to low- and moderate-income

Project Number:

0001

Projected Start Date:

05/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Eligible Use A

Projected End Date:

07/31/2013

Completed Activity Actual End Date:
Responsible Organization:

San Diego Housing Commission

| Overall | Jan 1 thru Mar 31, 2010 | To Date |
|--|--------------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$2,898,133.00 |
| Total CDBG Program Funds Budgeted | N/A | \$2,898,133.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Obligated | \$1,144,450.00 | \$1,933,747.00 |
| Program Funds Expended | \$279,595.52 | \$279,595.52 |
| San Diego Housing Commission | \$279,595.52 | \$279,595.52 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$3,314.67 | \$3,314.67 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Financing for the purchase and redevelopment of foreclosed upon homes and residential properties. This activity also involves homebuying counseling for approximately 38 homebuyers.

Location Description:

City of San Diego

Activity Progress Narrative:

As of March 31, 2010, the City of San Diego has obligated \$1,933,747 in purchase assistance and rehabilitation assistance for specific properties through the first-time homebuyer Financing Mechanism. Seventeen homebuyers have been assisted including 3 low-income homebuyers, 10 moderate-income homebuyers, and 4 middle-income homebuyers.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|--------------------------------|---------------------------|---|
| | Total | Total |
| # of Housing Units | 17 | 35/38 |
| # of Singlefamily Units | 0 | 0/38 |

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|--------------------|--------------------|-----|-------|------------------------------------|------|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households | 3 | 10 | 17 | 15/0 | 13/0 | 35/38 | 80.00 |
| # Owner Households | 3 | 10 | 17 | 15/0 | 13/0 | 35/38 | 80.00 |

Activity Locations

| Address | City | State | Zip |
|------------------------|-----------|-------|--------|
| 751 Arroyo Seco Drive | San Diego | NA | 92114- |
| 4568 Kansas Street #6 | San Diego | NA | 92116- |
| 4680 Wilson Avenue | San Diego | NA | 92116- |
| 3195 Okeefe Street | San Diego | NA | 92173- |
| 6435 Lockford Avenue | San Diego | NA | 92139- |
| 7204 Farmdale Street | San Diego | NA | 92114- |
| 4530 Northern Moon Way | San Diego | NA | 92154- |
| 1756 Essex Street #103 | San Diego | NA | 92103- |
| 4405 Arendo Drive | San Diego | NA | 92115- |
| 1687 Paseo Aurora | San Diego | NA | 92154- |
| 5354 Chollas Parkway | San Diego | NA | 92105- |
| 2993 Chavez Road | San Diego | NA | 92154- |
| 1707 Paseo Aurora | San Diego | NA | 92154- |
| 3051 Camino Aleta | San Diego | NA | 92154- |
| 2736 B Street #105 | San Diego | NA | 92102- |
| 2344 Rancho Drive | San Diego | NA | 92139- |
| 3634 Polk Avenue | San Diego | NA | 92104- |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

| | |
|---------------------------------|--|
| Grantee Activity Number: | NSP-2A |
| Activity Title: | Acquisition/Rehabilitation-Low Income |

Activity Category:

Acquisition - general

Project Number:

0002

Projected Start Date:

06/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP Eligible Use B

Projected End Date:

07/31/2013

Completed Activity Actual End Date:
Responsible Organization:

San Diego Housing Commission

Overall
Jan 1 thru Mar 31, 2010
To Date

| | | |
|--|--------|----------------|
| Total Projected Budget from All Sources | N/A | \$3,600,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$3,600,000.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Obligated | \$0.00 | \$0.00 |
| Program Funds Expended | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Acquisition and rehabilitation of foreclosed upon properties and rental to households earning 50 percent or less of AMI.

Location Description:

City of San Diego

Activity Progress Narrative:

The San Diego Housing Commission has been working to identify potential residential properties for acquisition, rehabilitation, and rental to low-income tenants, and is currently working on due diligence for possible NSP assistance for acquisition and rehabilitation of a 31-unit residential property. The City of San Diego plans to seek approval from its City Council in April to allow for-profit developers to participate in the NSP-2 activity in order to pursue potential eligible projects.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|---------------------------|---------------------------|---|
| | Total | Total |
| # of Properties | 0 | 0/30 |
| | | |
| | This Report Period | Cumulative Actual Total / Expected |
| | Total | Total |
| # of Housing Units | 0 | 0/30 |

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|-----------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households | 0 | 0 | 0 | 0/30 | 0/0 | 0/30 | 0 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |



| | |
|---------------------------------|--|
| Grantee Activity Number: | NSP-2B |
| Activity Title: | Acquisition/Rehabilitation-LMMI |

Activity Category:

Acquisition - general

Project Number:

0002

Projected Start Date:

08/30/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Eligible Use B

Projected End Date:

07/31/2013

Completed Activity Actual End Date:
Responsible Organization:

San Diego Housing Commission

Overall
Jan 1 thru Mar 31, 2010
To Date

| | | |
|--|--------------|----------------|
| Total Projected Budget from All Sources | N/A | \$1,700,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$1,700,000.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Obligated | \$997,230.00 | \$1,660,889.00 |
| Program Funds Expended | \$684,426.27 | \$684,426.27 |
| San Diego Housing Commission | \$684,426.27 | \$684,426.27 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$190,920.00 | \$190,920.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Purchase and rehabilitation of foreclosed upon properties and subsequent resale to eligible LMMI first-time homebuyers. It is anticipated that 7 to 10 homes will be purchased, rehabilitated, and resold.

Location Description:

City of San Diego

Activity Progress Narrative:

As of March 31, 2010, one resale of a home purchased directly by the Housing Commission has been completed this quarter under this activity and the San Diego Housing Commission is preparing for the sale of additional homes purchased under Activity NSP-2B to eligible first-time homebuyers.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|--|---------------------------|---|
| | Total | Total |
| # of Properties | 1 | 4/7 |
| # of buildings (non-residential) | 0 | 0/0 |
| # of Parcels acquired by | 0 | 0/0 |
| # of Parcels acquired by admin | 0 | 0/0 |
| # of Parcels acquired voluntarily | 0 | 0/7 |

| | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
| | Total | Total |
| # of Housing Units | 1 | 4/7 |
| # of Singlefamily Units | 0 | 0/7 |

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|-----------------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Permanent Jobs Created | 0 | 0 | 0 | 0/0 | 0/0 | 0/0 | 0 |

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|--------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households | 0 | 1 | 1 | 0/0 | 1/0 | 4/7 | 25.00 |
| # Owner Households | 0 | 0 | 0 | 0/0 | 0/0 | 0/7 | 0 |

Activity Locations

| Address | City | State | Zip |
|------------------|-----------|-------|--------|
| 3634 Polk Avenue | San Diego | NA | 92104- |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

| | |
|---------------------------------|-----------------------------|
| Grantee Activity Number: | NSP-3 |
| Activity Title: | Grant Administration |

Activity Category:

Administration

Project Number:

0003

Projected Start Date:

04/21/2009

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

07/31/2013

Completed Activity Actual End Date:
Responsible Organization:

San Diego Housing Commission

Overall
Jan 1 thru Mar 31, 2010
To Date

| | | |
|--|--------------|--------------|
| Total Projected Budget from All Sources | N/A | \$944,237.00 |
| Total CDBG Program Funds Budgeted | N/A | \$944,237.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Obligated | \$898,906.09 | \$944,237.00 |
| Program Funds Expended | \$116,659.10 | \$124,104.18 |
| San Diego Housing Commission | \$116,659.10 | \$124,104.18 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

Grant administrative costs associated with the NSP funds.

Location Description:

City of San Diego

Activity Progress Narrative:

During the quarter ending March 31, 2010, the City of San Diego and the San Diego Housing Commission continued to administer the City of San Diego's NSP program.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

| | |
|---------------------------------|---|
| Grantee Activity Number: | NSP-4 |
| Activity Title: | Redevelop Demolished/Vacant Properties |

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

0004

Projected Start Date:

05/21/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Eligible Use E

Projected End Date:

07/31/2013

Completed Activity Actual End Date:
Responsible Organization:

San Diego Housing Commission

Overall
Jan 1 thru Mar 31, 2010
To Date

| | | |
|--|--------------|--------------|
| Total Projected Budget from All Sources | N/A | \$300,000.00 |
| Total CDBG Program Funds Budgeted | N/A | \$300,000.00 |
| Program Funds Drawdown | \$0.00 | \$0.00 |
| Program Funds Obligated | \$300,000.00 | \$300,000.00 |
| Program Funds Expended | \$0.00 | \$0.00 |
| Match Contributed | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Program Income Drawdown | \$0.00 | \$0.00 |

Activity Description:

The activity involves the redevelopment of demolished or vacant properties.

Location Description:

City of San Diego

Activity Progress Narrative:

Rehabilitation of the blighted, vacant multi-family property with the addresses 3992 Ocean View Blvd., 422 S. 40th Street and 424 S. 40th Street is currently in progress.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|--|---------------------------|---|
| | Total | Total |
| # of Properties | 0 | 1/5 |
| #Units with solar panels | 0 | 0/0 |
| #Units with bus/rail access | 0 | 0/5 |
| #Sites re-used | 0 | 0/0 |
| #Units deconstructed | 0 | 0/0 |
| Activity funds eligible for DREF (Ike | 0 | 0/0 |

| | This Report Period | Cumulative Actual Total / Expected |
|------------------------|--------------------|------------------------------------|
| | Total | Total |
| # of Housing Units | 0 | 4/5 |
| # of Multifamily Units | 0 | 0/5 |

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|---------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households | 0 | 0 | 0 | 4/0 | 0/0 | 4/5 | 100.00 |
| # Renter Households | 0 | 0 | 0 | 0/0 | 0/0 | 0/5 | 0 |

Activity Locations

| Address | City | State | Zip |
|--------------------|-----------|-------|--------|
| 424 S. 40th Street | San Diego | NA | 92113- |
| 422 S. 40th Street | San Diego | NA | 92113- |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |